



# Paradise Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**Date:** Tuesday June 14, 2016

**Time:** 7:00 P. M.

**Location:** Paradise Community Center, 4775 McLeod Drive, Las Vegas, NV 89121

Paradise Community Center is accessible to individuals with disabilities. With forty - eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

#### POSTING LOCATIONS:

Paradise Community Center; 4775 S. McLeod  
Clark County Library – 1401 E. Flamingo Road  
Sunset Park - 2601 E. Sunset Road  
Fire Station 38 - 1755 Silver Hawk Ave  
Maureen Helm - Secretary – (702) 606-0747

Internet Address: WWW.CLARKCOUNTYNV.GOV

#### BOARD MEMBERS:

John S. Williams - Chair  
Robert Orgill- Vice Chair  
Susan Philipp  
Bart Donovan  
Roger Smith

- I. Call to Order **Meeting was called to order by Chair Williams at 7:00pm**
- II. Pledge of Allegiance **The Pledge of Allegiance was recited.**
- III. Roll Call  
**John S. Williams – Chair – PRESENT**  
**Robert Orgill – Vice Chair – PRESENT**  
**Susan Philipp -EXCUSED**  
**Bart Donovan -PRESENT**  
**Roger Smith – PRESENT**
- IV. Procedures & Conduct
  - a. Conformance with the Open Meeting Law **Chairman Williams noted that this meeting has been properly noticed and that a quorum is present.**
  - b. Conduct: Please turn off or mute all cell phones & other electronic devices. Please take all private conversations outside the room
  - c. Meeting Guidelines
  - d. County Staff Introductions, Announcements & Presentations: **Bob Klein; PLANNING, Blanca Vazquez; TOWN LIAISON, AND Cyndi Moody; ADMINISTRATIVE SPECIALIST IN ATTENDANCE.**
- V. Regular Business
  - a. Approval of Agenda for June 14, 2016 - including any deletions or corrections  
**MOTION WAS MADE BY ORGILL TO APPROVE THE AGENDA, HOLDING ITEM # 14, PER THE APPLICANT. RETURNING TO THE 6/28/16 TAB. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**

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DON BURNETTE, County Manager

- b. Approval of Minutes of May 31, 2015.

**MOTION WAS MADE BY DONOVAN TO APPROVE THE MINUTES AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**

VI. Public Comment - This is a period devoted to comments by the general public about items on this agenda. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address and please spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **NONE HEARD**

VII. PLANNING & ZONING Action to be taken on the following applications:

1. **TM-0071-16 – CRITTER, LLC: ( 4680 S Decatur Blvd. )**

**TENTATIVE MAP** for a commercial subdivision on 2.0 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard, 1,100 feet north of Tropicana Avenue within Paradise. SS/pb/raj (For possible action) **PC 6/21/16**

**MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

2. **UC-0327-16 – RJP LV I, LLC: ( 3429 Spring Mountain Rd. )**

**USE PERMITS** for a proposed mixed use development in an H-1 zone.

**WAIVER OF DEVELOPMENT STANDARDS** to allow non-standard improvements within the right-of-way.

**DESIGN REVIEW** for a proposed mixed use development on 6.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Spring Mountain Road and the west side of Polaris Avenue within Paradise (description on file). SB/rk/ml (For possible action) **PC 6/21/16**

**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

3. **UC-0181-15 (AR-0069-16) – SIEGEL PLAZA, LLC: ( 700 E. Naples Dr. )**

**USE PERMIT FIRST APPLICATION FOR REVIEW** to reduce the separation for an outside dining/drinking area (patio) from a residential use.

**DESIGN REVIEW** for an outside dining area (patio) in conjunction with an existing on-premises consumption of alcohol establishment (supper club) within an existing retail center on a portion of 0.9 acres in a C-2 (General Commercial) (AE-65 & AE-70) Zone. Generally located on the east side of Swenson Street and the north side of Naples Drive within Paradise. MBS/jvm/raj (For possible action) **PC 7/5/16**

**APPLICANT TO RETURN TO THE 6/28/16 TAB WITH DESIGN PLANS, AND MORE INFORMATION REGARDING THE LIVE MUSIC. 1 NEIGHBOR IN ATTENDANCE SPOKE REGARDING THE LIVE MUSIC.**

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4. **UC-0682-12 (AR-0078-16) – LIN, TERRY P. & JEANNE S.: ( 1508 Silver Rain Ave. )**  
**USE PERMIT SECOND APPLICATION FOR REVIEW** of a day care facility in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Silver Rain Avenue, 75 feet west of Silver View Street within Paradise. SS/co/raj (For possible action)  
**PC 7/5/16**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, CHANGING THE REVIEW DATE TO 1/8/19, SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
5. **WS-0630-15 (ET-0080-16) – J & S DIESEL SERVICE, INC.: ( 5155 Dean Martin Dr. )**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to reduce parking in conjunction with an existing recreational facility (indoor shooting range) and sporting goods firearms sales on 1.5 acres in an M-1 (Light Manufacturing) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Dean Martin Drive and Ali Baba Lane within Paradise. SS/jvm/raj (For possible action)  
**PC 7/5/16**  
**MOTION WAS MADE BY DONOVAN FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
6. **UC-0328-16 – NINA K. ROBERTS REVOCABLE TRUST: ( 5000 Boulder Highway )**  
**USE PERMIT** for an existing automobile maintenance (window tinting and repair).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce the separation from an automobile maintenance facility to a residential use; and 2) alternative design standards.  
**DESIGN REVIEW** for an automobile maintenance facility on 0.6 acres in an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the southwest corner of Boulder Highway and Nellis Boulevard within Paradise. CG/dg/ml (For possible action)  
**PC 7/5/16**  
**RETURN TO THE 6/28/16 TAB WITH DESIGN REVIEW, PLANS ON THE LANDSCAPING. APPLICANT TO WORK WITH STAFF ON THE USE OF SIGNS AND BANNERS.**
7. **UC-0345-16 – FAP, LLC: ( 4455 W. Flamingo Rd. )**  
**USE PERMIT** for a proposed recreational facility (indoor escape rooms) within an existing shopping center on 3.4 acres in a C-2 (Commercial General) Zone. Generally located on the south side of Flamingo Road and 140 feet west of Arville Street within Paradise. SS/mk/raj (For possible action)  
**PC 7/5/16**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
8. **WS-0334-16 – FREES, JAMES P.: ( 1760 Crystal Downs Ave. )**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the northwest corner of Crystal Downs Avenue and Longmont Drive within Paradise. SS/mk/raj (For possible action)  
**PC 7/5/16**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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9. **WS-0346-16 – MONTARA TRUST: ( 4716 Monaco Rd. )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** reduce setbacks from a right-of-way; **3)** reduce roof pitches; and **4)** reduce building separations for 2 existing accessory structures and a patio cover in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the northeast corner of Monaco Road and North Montara Circle within Paradise. CG/jt/raj (For possible action) **PC 7/5/16**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO IF APPROVED STAFF CONDITIONS. VOTING WAS 3-1, DONOVAN AGAINST. 5 NEIGHBORS IN ATTENDANCE. 4 IN FAVOR OF PROJECT, 1 AGAINST PROJECT.**
10. **ZC-0770-07 (ET-0068-16) – RJP LVI, LLC: ( 4155 Dean Martin Dr. )**  
**ZONE CHANGE THIRD EXTENSION OF TIME** to reclassify 9.5 acres from U-V (Urban Village - Mixed Use) Zone and M-1 (Light Manufacturing) Zone to H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.  
**USE PERMITS** for the following: **1)** an expansion/enlargement of the Gaming Enterprise District; **2)** a resort hotel consisting of 600 hotel rooms and 1,577 timeshare units; **3)** 1,521 resort condominium units; **4)** public areas including all casino areas, retail, restaurant, bar/tavern with live entertainment, fitness, guest services and convention, back-of-house, and parking areas; **5)** increase the height of the high-rise towers; **6)** associated accessory and incidental commercial uses, buildings, and structures; and **7)** deviations from development standards.  
**DEVIATIONS** for the following: **1)** reduce the 1:3 height setback ratio from an arterial street; **2)** reduce parking; **3)** allow alternative means of access for accessory uses in conjunction with a resort hotel; **4)** encroachment into airspace; and **5)** all other deviations as shown per plans on file.  
**DESIGN REVIEWS** for the following: **1)** a resort hotel with mid-rise and 5 high-rise towers including kitchens within the units; and **2)** all other accessory and incidental buildings and structures. Generally located on the south side of Spring Mountain Road and the west side of Polaris Avenue within Paradise. SB/tk/ml (For possible action) **BCC 7/6/16**  
**MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
11. **UC-0342-16 – DESERT PASSAGE JV, LLC: ( 3663 Las Vegas Blvd. )**  
**USE PERMIT** for deviations to development standards per plans on file.  
**DEVIATIONS** for the following: **1)** allow roof signs where not permitted; and **2)** all other deviations as shown per plans on file.  
**DESIGN REVIEW** to amend an approved comprehensive sign plan to include additional wall signs, roof signs, and animated signs (video units) for a restaurant within an existing shopping center (Miracle Mile Shops) in conjunction with an existing resort hotel (Planet Hollywood) on 37.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue, 360 feet east of Las Vegas Boulevard South within Paradise. MBS/al/raj (For possible action) **BCC 7/6/16**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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12. **UC-0348-16 – DESERT PASSAGE JV, LLC, ET AL: ( 3663 Las Vegas Blvd. )**  
**USE PERMIT** for deviations to development standards per plans on file.  
**DEVIATIONS** for the following: **1)** increase the allowed projection from the face of a building for a projecting sign; and **2)** all other deviations as shown per plans on file.  
**DESIGN REVIEW** to amend an approved comprehensive sign plan to include wall signs, a projecting sign, and animated signs for a restaurant within an existing shopping center (Miracle Mile Shops) in conjunction with an existing resort hotel (Planet Hollywood) on 37.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue, 320 feet east side of Las Vegas Boulevard South within Paradise. MBS/al/ml (For possible action) **BCC 7/6/16**  
**ITEM HELD PER APPLICANT. RETURN TO THE 6/28/16 TAB.**
13. **UC-0361-16 – CAESARS PALACE REALTY CORPORATION, ET AL: ( 3570 S. Las Vegas Blvd. )**  
**USE PERMIT** for deviations as shown per plans on file.  
**DEVIATIONS** for the following: **1)** reduce setback; **2)** allow alternative landscaping and screening; **3)** allow freestanding sign not within a curbed landscape; and **4)** all other deviations as depicted per plan on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; and **2)** allow non-standard improvement in the future right-of-way (Las Vegas Boulevard South).  
**DESIGN REVIEWS** for the following: **1)** modifications to an approved comprehensive sign package; **2)** outdoor improvements to an existing shopping center; **3)** increase freestanding sign area **4)** increase the number of animated signs; and **5)** increase animated sign area in conjunction with an existing resort hotel (Caesars Palace) on 80.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Flamingo Road within Paradise. CG/dg/ml (For possible action) **BCC 7/6/16**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
14. **WS-0353-16 – BPS HARMON, LLC, ET AL: ( 3717 Las Vegas Blvd. )**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall sign area; **2)** increase animated sign (video unit) area; and **3)** increase the number of animated signs.  
**DESIGN REVIEWS** for the following: **1)** modifications to an approved comprehensive sign package; and **2)** increase animated sign (video unit) area in conjunction with an existing shopping center (Harmon Corner) on 2.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. MBS/al/ml (For possible action) **BCC 7/6/16**  
**ITEM HELD PER APPLICANT. RETURN TO THE 6/28/16 TAB.**

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15. **WS-0316-16 – BPS HARMON LLC, ET AL: ( 3717 S. Las Vegas Blvd. )**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase sign area for a proposed hanging sign in conjunction with an existing restaurant (Rainforest Café).  
**DESIGN REVIEW** to amend an approved comprehensive sign plan by adding an additional hanging sign for an existing restaurant (Rainforest Café) within an existing shopping center (Harmon Corner) on 2.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. MBS/al/mcb (For possible action)  
**BCC 6/22/16**  
**ITEM NOT HEARD. APPLICANT WAS A NO SHOW, NO SHOW AT THE 5/31/16 TAB AS WELL. RETURN TO THE 6/28/16**
16. **WS-0359-16 – NEVADA PROPERTY 1, LLC: ( 3708 Las Vegas Blvd. )**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEW** for a proposed addition (guestrooms and gaming area) in conjunction with an existing resort hotel (The Cosmopolitan of Las Vegas) on 8.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. MBS/jt/raj (For possible action)  
**BCC 7/6/16**  
**MOTION WAS MADE BY DONOVAN FOR APPROVAL, SUBJECT TO IF APPROVED STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
- VIII. Correspondence:  
**NONE**
- IX. General Business: Items for discussion:  
**NONE HEARD**
- X. Public Input – Community Concerns (Issues or concerns within the community) Comments by the General Public & Discussion: No action may be taken upon a matter raised under this item of the agenda until the matter itself as been specifically included on an agenda. Comments will be limited to 3 minutes.  
**NONE HEARD**
- XI. NEXT MEETING: June 28, 2016. **NEXT MEETING WAS SET FOR 6/28/16**
- XII. ADJOURNMENT: **CHAIR WILLIAMS ADJOURNED THE MEETING AT 8:32 P.M.**

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